

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LESSOR'S ANNUAL COST STATEMENT IMPORTANT - Read attached "Instructions"		1. SOLICITATION FOR OFFERS 1. RENTABLE AREA (Gov't Occupied) 461,886		2. STATEMENT DATE 3A. ENTIRE BUILDING (RSF) 482,135		3B. LEASED BY GOV'T 95.80% (400,643 USF)			
4. BUILDING NAME AND ADDRESS (No., street, city, state, and zip code) 450 5th Street, Washington, DC 20001									
SECTION I - ESTIMATED ANNUAL COST OF SERVICES AND UTILITIES FURNISHED BY LESSOR AS PART OF RENTAL CONSIDERATION									
SERVICES AND UTILITIES				LESSOR'S ANNUAL COST FOR		FOR GOVERNMENT USE ONLY			
				(a) ENTIRE BUILDING		(b) GOV'T-LEASED AREA			
						(c)			
A. CLEANING, JANITOR AND/OR CHAR SERVICE				<div style="font-size: 4em; color: red; opacity: 0.5;">(b) (4)</div>					
5. SALARIES									
6. SUPPLIES (Wax, cleansers, cloths, etc.)									
7. CONTRACT SERVICES (Window washing, waste and snow removal)									
B. HEATING									
8. SALARIES									
9. FUEL ("x" one)									
		OIL				GAS		COAL	
10. SYSTEM MAINTENANCE AND REPAIR									
C. ELECTRICAL									
11. CURRENT FOR LIGHT AND POWER (Including elevators)									
12. REPLACEMENT OF BULBS, TUBES, STARTERS									
13. POWER FOR SPECIAL EQUIPMENT									
14. SYSTEM MAINTENANCE AND REPAIR (Ballasts, fixtures, etc.)									
D. PLUMBING									
15. WATER (For all purposes) (Include sewage charges)									
16. SUPPLIES (Soap, towels, tissues not in 6 above)									
17. SYSTEM MAINTENANCE AND REPAIR									
E. AIR CONDITIONING									
18. UTILITIES (Include electricity, if not in C11)									
19. SYSTEM MAINTENANCE AND REPAIR									
F. ELEVATORS									
20. SALARIES (Operators, starters, etc.)									
21. SYSTEM MAINTENANCE AND REPAIR									
G. MISCELLANEOUS (To the extent not included above)									
22. BUILDING ENGINEER AND/OR MANAGER									
23. SECURITY (Watchmen, guards, not janitors)									
24. SOCIAL SECURITY TAX AND WORKMEN'S COMPENSATION INSURANCE									
25. LAWN AND LANDSCAPING MAINTENANCE									
26. OTHER (Explain on separate sheet)									
27. TOTAL									
SECTION II - ESTIMATED ANNUAL COST OF OWNERSHIP EXCLUSIVE OF CAPITAL CHARGES									
28. REAL ESTATE TAXES				<div style="font-size: 4em; color: red; opacity: 0.5;">(b) (4)</div>					
29. INSURANCE (Hazard, liability, etc.)									
30. BUILDING MAINTENANCE AND RESERVES FOR REPLACEMENT									
31. LEASE COMMISSION									
32. MANAGEMENT									
33. TOTAL									
LESSOR'S CERTIFICATION - The amounts entered in Columns (a) and (b) represent my best estimate as to the annual costs of services, utilities and ownership.				34. SIGNATURE OF " OWNER "		LEGAL AGENT			
TYPED NAME AND TITLE				SIGNATURE		DATE			
34A. Judiciary Plaza Limited Partnership And Raymond C. Brophy, Inc.				<div style="font-size: 4em; color: red; opacity: 0.5;">(b) (6)</div>		34C.			
35A. Owner/President						35B. Raymond C. Brophy		35C. <div style="font-size: 4em; color: red; opacity: 0.5;">(b) (6)</div>	

**GSA Form 1217 Attachment
Itemization of Line 26 "Other"**

- Fuel Oil or Natural Gas for Emergency Generators
- Parking/Paving-Concrete Repairs
- Roof Maintenance
- Fire/Life Safety
- Doors & Storefronts
- Building Maintenance-Interior
- Paint Supplies
- Maintenance/Paving-Brick Repairs
- Environmental Expenses
- Supplies
- Uniforms
- Trash Removal
- Garage Sweeping/Pressure Washing
- Pest Control
- Tenant Signs
- General Administration Costs

(b) (4)

(b) (6)

LES